

087.0

0002

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,016,800 / 1,016,800

1,016,800 / 1,016,800

1,016,800 / 1,016,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		RICHFIELD RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	DALY MARK	
Owner 2:	REEVE MARY PATRICIA	
Owner 3:		
Street 1:	39 RICHFIELD RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	DAVIS DIANE P -
Owner 2:	-
Street 1:	39 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,188 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Wood Shingle Exterior and 2147 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6188		Sq. Ft.	Site		0	70.	0.98	12									423,947						423,900	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6188.000		589,400		3,500		423,900		1,016,800							
Total Card							0.142		589,400		3,500		423,900		1,016,800		Entered Lot Size					
Total Parcel							0.142		589,400		3,500		423,900		1,016,800		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		473.70		/Parcel: 473.7				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr									Use		Cat		Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Parcel ID	087.0-0002-0005.0			
2020	101	FV					589,400		3500		6,188.		423,900		1,016,800		1,016,800	Year End Roll		12/18/2019					
2019	101	FV					485,800		3500		6,188.		393,700		883,000		883,000	Year End Roll		1/3/2019					
2018	101	FV					456,300		3500		6,188.		393,700		853,500		853,500	Year End Roll		12/20/2017					
2017	101	FV					456,300		3500		6,188.		345,200		805,000		805,000	Year End Roll		1/3/2017					
2016	101	FV					456,300		3500		6,188.		314,900		774,700		774,700	Year End		1/4/2016					
2015	101	FV					400,400		3500		6,188.		278,600		682,500		682,500	Year End Roll		12/11/2014					
2014	101	FV					400,400		3500		6,188.		263,500		667,400		667,400	Year End Roll		12/16/2013					
2013	101	FV					400,400		3500		6,188.		250,700		654,600		654,600			12/13/2012					

Parcel ID 087.0-0002-0005.0

!7078!

PRINT

Date	Time
12/10/20	21:45:25

LAST REV

Date	Time
06/25/18	15:00:08

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7078

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

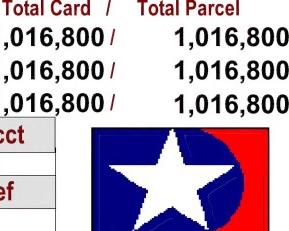
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIS DIANE P	37068-68		11/15/2002		560,000	No	No		
DAVIS NANCY C	26779-446		10/29/1996		250,000	No	No	Y	

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2018	Meas/Inspect	DGM	D Mann
1/9/2009	Meas/Inspect	189	PATRIOT
2/15/2003	MLS	MM	Mary M
11/1/2000	Inspected	264	PATRIOT
4/3/2000	Measured	263	PATRIOT
1/9/1999	Meas/Inspect	189	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

/ / /



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 97 - Tudor	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 3	Rating: Good	A Bath:	Rating:	BMT LEAKS OF=BMT TOILET.													
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer	10 %	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:							
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good	A Kits:	Rating:	1st Res Grid Desc: Line 1 # Units: 1													
Color: YELLOW				Fpl: 1	Rating: Good	WSFlue:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:				CONDO INFORMATION				Other													
GENERAL INFORMATION				Location:				Upper													
Grade: B - Good				Total Units:				Lvl 2													
Year Blt: 1931		Eff Yr Blt:		Floor:				Lvl 1													
Alt LUC:		Alt %:		% Own:				Lower													
Jurisdct: G11		Fact: .		Name:				Totals				RMs: 7	BRs: 3	Baths: 3	HB						
Const Mod:				DEPRECIATION				REMODELING				RES BREAKDOWN									
Lump Sum Adj:				Phys Cond: VG - Very Good	4.6 %	Functional:	%	Exterior:	No Unit	RMS	BRs	FL									
INTERIOR INFORMATION				Economic:	%	Interior:		1	7	3	M										
Avg Ht/FL: STD				Special:	%	Additions:															
Prim Int Wall: 2 - Plaster				Override:	%	Kitchen: 2002															
Sec Int Wall: %				Total: 4.6 %		Baths:															
Partition: T - Typical						Plumbing:															
Prim Floors: 3 - Hardwood						Electric:															
Sec Floors: 5 - Lino/Vinyl				4.6 %		Heating:															
Bsmnt Flr: 12 - Concrete						General:															
Subfloor:				Basic \$ / SQ: 125.00		CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL			
Bsmnt Gar:				Size Adj.: 1.26946902		Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Electric: 3 - Typical				Const Adj.: 0.99694198							BMT	Basement	945	62,880	59,425	BMT	100	RRM	50		
Insulation: 2 - Typical				Adj \$ / SQ: 158.198						FFL	First Floor	945	158,200	149,497							
Int vs Ext: S				Other Features: 117003						SFL	Second Floor	729	158,200	115,327							
Heat Fuel: 2 - Gas				Grade Factor: 1.33						WDK	Deck	516	7,910	4,083							
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000						UAT	Upper Attic	182	63,280	11,533							
# Heat Sys: 1	% Heated: 100	% AC: 100		NBHD Mod:						EFP	Enclos Porch	60	72,380	4,343							
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00		WtAv\$/SQ:	AvRate:	Ind.Val		ATC	Attic	21	158,200	3,322							
% Com Wall	% Sprinkled:			Adj Total: 617830		Juris. Factor: 1.00	Before Depr:	210.40			Net Sketched Area: 3,398	Total:	347,530								
				Depreciation: 28420		Special Features: 0	Val/Su Net:	173.45		Size Ad	1695	Gross Are	3984	FinArea	2147						
				Deprecated Total: 589410		Final Total: 589400	Val/Su SzAd	347.73													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 087.0-0002-0005.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
3	Garage	D	Y	111X20	A	AV	1931		26.36	T	40	101			3,500		3,500				
More: N	Total Yard Items:	3,500		Total Special Features:								Total:	3,500		AssessPro Patriot Properties, Inc						